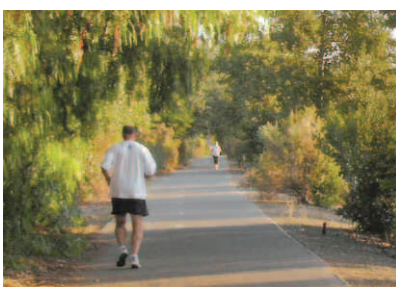
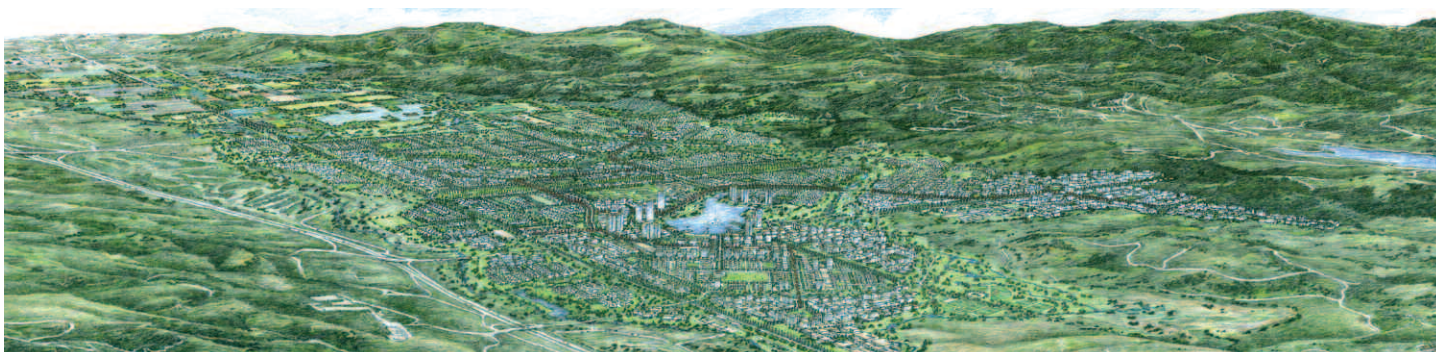




COYOTE VALLEY PLAN

A VISION FOR SUSTAINABLE DEVELOPMENT

APRIL 2008



COYOTE VALLEY PLAN

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FORWARD This document provides an overview of the Coyote Valley Plan, the product of a community process lasting over five years. The Coyote Valley Plan was originally intended as a specific plan to guide the future development of North and Mid-Coyote Valley and the preservation of South Coyote Valley in a perpetual non-urban state.

The San José City Council initiated the Coyote Valley planning process in August 2002 with the appointment of a 20-member Task Force, and approval of 16 Vision and Expected Outcomes as the Task Force's creating a Specific Plan for Coyote Valley. With a slowing economy and accompanying diminution of development pressure, coupled with the willingness of the Coyote Housing Group (CHG), a self-selected group of land owners, to finance the planning effort, the moment was ripe to prepare a Specific Plan to guide the future development of Coyote Valley.

Consistent with the San Jose 2020 General Plan, the preparation of Coyote Valley Specific Plan (CVSP) involved the creation of a comprehensive, transit and pedestrian-oriented mixed-use community for at least 50,000 industry driving jobs, 25,000 housing units, and 9,000 retail, service and public sector jobs.

On March 18, 2008, the CHG terminated its agreement with the City to fund the preparation of the CVSP. Because of this termination, and incomplete environmental analysis, it is not possible for the City Council to adopt the project as a specific plan. However, the body of work developed to date is of sufficient detail that it is being refashioned as a vision plan entitled "Coyote Valley Plan—A Vision for Sustainable Development."

The Coyote Valley Plan (CVP) proposes concepts for the future development of Coyote Valley, and is consistent with the current San José 2020 General Plan. As a vision document, it does not meet the statutory requirements of a specific plan. However, it contains solid baseline information for any future comprehensive planning efforts in Coyote Valley.

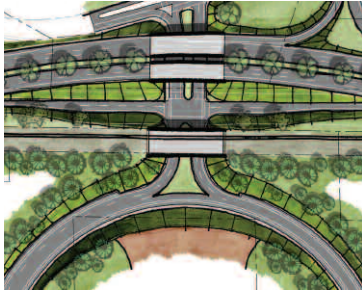
The CVP is based on the work of the Task Force, community stakeholders, City staff and a multi-disciplinary team of consultants. It contains a land use plan and text designed to create a vibrant, pedestrian and transit-oriented mixed-use community in North- and Mid-Coyote, consistent with the City Council's Vision and Expected Outcomes. Additionally, it contains the initial framework and strategies to assist the City in the long-term implementation of the Plan, and identifies the location, intensity and character of land uses, circulation patterns and infrastructure systems, and parks and community facilities within the community.

This document is divided into 10 sections for ease of reference, with each successive section building on information presented in previous sections. The first three sections present background information on Coyote Valley, the City Council's initiation of the planning process and its vision, and the context and guiding principles for the preparation of the Plan, while the latter sections focus on describing the land use, the physical and social infrastructure components of the project, and phasing and implementation strategies.

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